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**APPLICATION FOR INCLUSION OF A PROPERTY
IN THE U.S. WORLD HERITAGE TENTATIVE LIST**

PAPERWORK REDUCTION ACT STATEMENT:

16 U.S.C. 470 a-1 authorizes collection of this information. This information will be used to help the Assistant Secretary for Fish and Wildlife and Parks prepare a "Tentative List" of candidate sites for possible nomination to the UNESCO World Heritage List. Response to this request is voluntary. No action may be taken against you for refusing to supply the information requested. A Federal agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a currently valid OMB control number.

ESTIMATED BURDEN STATEMENT:

Public reporting burden for this collection of information is estimated to average 64 hours per response (ranging from 40 to 120 hours, depending on the complexity of the site), including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any other aspect of this form to the Office of International Affairs, National Park Service, 1849 C Street NW, Washington, D.C. 20240.

The Gamble House
(David B. Gamble House, David and Mary Gamble House)
4 Westmoreland Place
Pasadena, California, 91103
USA

Prerequisites for U.S. World Heritage Nominations

Prerequisite 1 - Legal Requirements:

A. National Significance:

Has the property been formally determined to be nationally significant for its cultural values, natural values, or both (in other words, has it been formally designated as a National Historic Landmark, a National Natural Landmark, or as a Federal reserve of national importance, such as a National Park, National Monument, or National Wildlife Refuge)? If not, are there on-going processes to achieve any of the above designations and what is their status? (*Listing in the National Register of Historic Places is not equivalent to National Historic Landmark status.*)

YES: X NO:

Comment: The Gamble House was designated a National Historic Landmark on December 22, 1977. The Statement of Significance stated that, "this summer house [sic] in the California Bungalow style exemplifies the Arts and Crafts movement of the early 20th century," and that "this structure is the finest surviving example of the work of architects Charles S. and Henry M. Greene."

B. Owner Concurrence:

Are all the property owners aware of this proposal for the inclusion of the property in the U.S. Tentative List and do all of the property owners agree that it should be considered? If any agreement is uncertain or tentative, or if the ownership situation is disputed, otherwise complicated, or unclear, please explain the issues briefly.

YES: X NO:

Comment: Please refer to the attached Letter on City of Pasadena letterhead, signed by Mayor Bill Bogaard, dated March 28, 2007, stating the City's ownership of the property and recommending that the Gamble House be nominated to the World Heritage Tentative List.

C. Willingness to Discuss Protective Measures:

If the property is nominated to the World Heritage List, it will be necessary for all of the property owners to work with the Department of the Interior to document fully existing measures to protect the property and possibly to devise such additional measures as may be necessary to protect the property in perpetuity. Are all the property owners willing to enter into such discussions?

YES: X NO:

Comment: The property is owned by the City of Pasadena, California, which has already passed a city ordinance, referred to elsewhere in this application, which was written specifically to protect buildings designed by Charles and Henry Greene, in addition to the other applicable city and state regulations that protect the property. While additional measures are open for discussions, please note that upon award of a National Park Service-administered Save America's Treasures Grant, the National Park Service determined that a conservation easement would not be required to protect the property due to the existing high level of protection.

D. Scheduling:

If you wish a property to be nominated to the World Heritage List in a particular year during the period 2009-2019, please indicate the reason(s) why and the earliest year in which you feel it will be possible to meet all requirements for nomination. (*Please review this entire **Questionnaire** before finally answering this question.*)

Preferred Year: 2009

Reasons: The property is worthy of and meets all the requirements for nomination and listing now. The Gamble House Centennial will be celebrated in 2008, and this recognition would be most welcomed in establishing the site's significance in an international context.

Prerequisite 2 - Specific Requirements for Nomination of Certain Types of Properties:

E. Serial (multi-component) Properties:

If you are proposing a nomination that includes separate components that could be submitted separately over several years, do you believe that the first property proposed would qualify to be placed on the World Heritage List in its own right?

YES: NO:

Comment: Not applicable

F. Serial (multi-component) Properties:

Are you proposing this property as an extension of or a new component to an existing World Heritage Site?

YES: _____ NO X

Name of Existing Site: _____

Prerequisite 3 - Other Requirements:

G. Support of Stakeholders

In addition to owners, please list other stakeholders and interested parties who support the property's proposed inclusion in the Tentative List. Also note any known to be opposed.

Supporters: Stakeholders:

1. The University of Southern California School of Architecture (USC) operates the site and maintains the buildings, under the gift agreement from the Gamble family. The property presents itself publicly as "The Gamble House, USC," though the land and building are owned by the City of Pasadena. This application is being prepared by the USC Gamble House organization, under the direction of Edward R. Bosley, the "James N. Gamble Director" of the Gamble House with assistance from their historic preservation consultants, Historic Resources Group, LLC.

2. We have requested a letter of support from Pasadena Heritage, a professionally-staffed private, non-profit organization (501) (c) (3) which advocates for preservation of cultural heritage in the Pasadena area and maintains public education programs. We will attach that letter to this application if it is received prior to April 1, 2007; otherwise we will transmit it to you under separate cover.

Opponents: No known opponents.

Comment: We have requested letters of support for the application from Senators Boxer and Feinstein, and Congressman Schiff, and will forward those under separate cover if not received by before April 1, 2007.

Information Requested about Applicant Properties

(The numbers of the sections and subsections below are in the same order as and correspond to sections of the World Heritage Committee's official Format used for the nomination of World Heritage Sites. This is to allow easy reference to and comparison of the material.)

1. IDENTIFICATION OF THE PROPERTY OR PROPERTIES

1.a. Country:

If it is intended that the suggested nomination will include any properties in countries other than the United States, please note the countries here.

Names of countries: None.

1.b. State, Province or Region:

In what State(s) and/or Territories is the property located? Also note the locality and give a street address if one is available.

4 Westmoreland Place, Pasadena, California 91103, U.S.A.

1.c. Names of Property:

What is the preferred or proposed name of the property or properties proposed for nomination? If the site has multiple names, explain why you chose the primary choice or choices. *(The name should not exceed 200 characters, including spaces and punctuation.)*

The Gamble House

(The property is also known as the "David B. Gamble House" and the "David and Mary Gamble House," acknowledging the original owners who commissioned its design and construction; however, it is commonly referred to among architects, museum professionals, and lay people as "The Gamble House.")

Popular and Historic names

What are any popular or historic names by which the property is also known?

No other names.

1.d.-e. Location, boundaries, and key features of the nominated property

Include with this **Application** sketch maps or other small maps, preferably letter-size, that show:

- the location of the property
- the boundaries of any zones of special legal protection
- the position of major natural features and/or individual buildings and structures
- any open spaces (squares, plazas) and other major spatial relationships (the space between buildings may at times be more important than the buildings)

Please provide here a list of the maps that you have included.

1. Site plan (delineates the ownership boundary, the two building footprints, open spaces, paved driveways and walkways, and major landscape features.

1.f. Area of nominated property (ha.)

.61 hectares (1.5 acres)

2. DESCRIPTION AND HISTORY OF THE PROPERTY

2.a. Description of the Property

(select the one following category that best fits the property)

Cultural property

Briefly describe the property and list its major components. A summary in a few paragraphs or pages should be all that is required.

The Gamble House residence and garage, constructed in 1908 and 1909, are three stories and one story, respectively. They are substantially of wood construction, including redwood split-shake siding, Oregon pine structural timbers, with many different finishing woods on the interiors.

The foundations appear to be un-reinforced masonry according to available documentation; however, close observation and testing has shown that the wood mud sills are attached to the brick foundation walls by original widely spaced ferrous (iron or steel) rods which are threaded at the top and bolted down at the top of the mud sill. The practice of strong mechanical attachment of the wood frame superstructure to the foundation is beneficial in preventing damage during earthquakes, but is rarely found in similar structures of the same age. This unusual structural feature is consistent with the extremely high quality of construction at The Gamble House.

Adjoining terraces are of brick, terra cotta tile, and stone. The style of both structures is commonly known as "Craftsman style," referring to the way in which the crafts involved in the building are overtly expressed, rather than concealed by applied decoration, to provide the architecture its distinctive visual aspect.

The main residence is approximately 6,200 square feet of living space, plus an additional 2,000 square feet of terrace and exterior porch space. The first and second levels are full stories over a full basement. The third story is a one-room area used as an attic by the Gamble family (now a seminar room). The garage comprises approximately 800 square feet of space and is now used as the Gamble House Bookstore.

The Gamble structures are on their original 1.5 acres of land, the largest plot sold in the Westmoreland tract of development from 1906-1916. Westmoreland Place is a one-block-long, private, landscaped street, originally conceived as a development for six single-family dwellings. Four of the six original dwellings remain, and all are in institutional hands. The Gamble House maintains a close informal relationship with the three institutions on the street which own those four remaining buildings. Those neighbors are acutely aware of the special nature of the block and actively maintain its distinctive, quiet and wooded character. Westmoreland Place overlooks the beautiful Arroyo Seco from its edge, and The Gamble house, situated near the high point of the site, commands sweeping views from its spacious porches. The three institutions on Westmoreland Place are within a primarily residential neighborhood.

Which features or aspects of the property do you believe qualify it for the World Heritage List?

The Gamble House residence and garage together represent the most complete and historically original example of the work of American architects Charles and Henry Greene, for whom the house is now accepted as a masterwork. Among most architecture students and scholars of architecture in the United States and around the world, the house is an icon on the list of American architectural work which deserves a pilgrimage.

The Gamble House is culturally and historically significant because it illustrates the westward migration of prominent American families (in this case, the Gambles of The Procter and Gamble Company, Cincinnati, Ohio) to Southern California. The family built the Gamble House to serve as their winter residence during an active period of land development and boosterism which relied on the relatively benign climate of the region.

This westward migration was responsible for the founding or growth of many communities in California. Pasadena grew in the late nineteenth and early twentieth centuries because trains brought wealthy Midwesterners, and sometimes their architects, to large resort hotels. Many who visited later built their own homes and became seasonal or permanent residents. These circumstances brought to Pasadena, in particular, a community of wealthy families who created a body of work during the period. With wealthy families came patronage for architects and craft artisans of many descriptions,

including the internationally-recognized Greenes, whose best work is seen in The Gamble House. The Gamble House is among the ultimate cultural embodiments of the westward migration, a fundamental theme in the history of the United States.

What are the important present or proposed uses of the property and how do they compare with the traditional or historic uses of it?

The Gamble House served as a single-family residential dwelling owned by three successive generations of the Gamble family until its gift to the City of Pasadena in a joint agreement with the University of Southern California and the third generation of Gamble heirs in 1966. Beginning in the fall of that year public tours were offered a few days a month by the founding Curator, Randell L. Makinson, and a small group of volunteers trained by him. Mr. Makinson had been instrumental in the securing of the gift agreement with the City and USC at a time when properties such as this were still being demolished (the Greenes' A. A. Libby house, a large home on South Orange Grove Boulevard in Pasadena, was demolished in 1968). Since 1966, the Gamble House public touring program has increased to four days a week, and the volunteer Docent Council now numbers 175 active members. Annual visitorship numbers about 30,000. The interpretive program focuses on the architecture of Charles and Henry Greene and the Arts and Crafts movement. The docent training program, therefore, includes a survey of the movement and its British antecedents, as well as previous and subsequent design movements, to place the Greenes' work into historical context. The public touring program also includes a dedicated component to engage local school children. The Junior Docent Program annually trains 40 middle school students to lead tours of the House for about 1,000 elementary school children from Pasadena's public schools each year. Now in its twenty-fifth year, the program is a cooperative effort between The Gamble House and the Pasadena Unified School District. Plans are in place to extend the reach of this program by way of the educational web site The Gamble House maintains (<http://www.gamblehouse.org>). The Gamble House staff has expanded to include a full time curator to assure better stewardship of the house and its furnishing and collection.

2.b. History and Development of the Property

(select the one following category that best fits the property)

Cultural property

When was the site built or first occupied and how did it arrive at its present form and condition? If it has undergone significant changes in use or physical alterations, include an explanation.

The Gamble structures were built in 1908-1909 and are on their original 1.5 acres of land. The Gamble House is substantially in its original state. Modifications have been relatively minor: modernization in the 1940s of the master bedroom bathroom, and the 1967 conversion of the basement laundry room to a warming kitchen for catered events.

Air conditioning was installed in the attic in the 1970s to service the current office areas of the house, and the garage was fitted with a reversible glass partition wall to serve as the bookstore's retail front. Other changes include upgrading of electrical systems for institutional use and the installation of sisal floor covering on the third floor for seminar use.

The most significant aesthetic alteration was the painting of the exterior of the house in the late 1930s or early 1940s. The Greenes finished the redwood shakes and trim with wood stain, a translucent pigmented treatment which enhanced the natural wood texture and grain of the exterior. The weathered paint provides the patina which is part of our current image of The Gamble House. However, painting over of the naturally finished wood with conventional opaque green paint is a major departure from the architects' design. The expression of the natural character of the wood, which is a tenet of the Craftsman movement, has in part been lost.

The placement of furniture has been kept substantially as it appears in c. 1915 photographs of the house, but some changes have been made in this area, too, to accommodate public touring traffic patterns and safety

Conservation work has included the periodic evaluation, cleaning and re-coating of the teak front entry doors with ultraviolet-inhibiting varnish. These doors, never painted, had previously deteriorated from strong sun and weather exposure. Separately, many exposed beam ends and rafter tails were treated with an epoxy compound in the late 1970s, a treatment which preliminary investigations show may have been more damaging than helpful (see Sec. 2.22b). Some interior floor surfaces have been refinished to repair damage and to protect historic material from further damage, and in one case, to remove mold and other organisms deposited as a result of wall-to-wall carpeting which was glued in place in 1966 in a second level bedroom.

2.c. Boundary Selection

Propose a boundary for the property and explain why you chose it. Is the boundary reasonable on logical grounds, such as if it conforms to topography or landforms or (for natural areas) to the range of wildlife or (for cultural properties) to any historical boundary or defining structures (such as walls)?

The boundaries are the legal lot described by the County of Los Angeles assessor for 4 Westmoreland Place, Pasadena, California. This lot conforms substantially at the front (street) side and sides, and is substantially the same piece of land purchased by David and Mary Gamble for the site of the original house construction. The adjacent properties were never a part of the development of the Gamble House site, and are currently adaptively reused as a church and school.

Are all the elements and features that are related to the site's significance included inside the proposed boundaries?

YES: X NO:

If no, please explain: _____

Are there any enclaves or inholdings within the property and, if so, do they contain uses or potential uses contrary to the conservation or preservation of the site as a whole?

YES: _____ NO: X

If yes, please explain: _____

3. JUSTIFICATION FOR INSCRIPTION IN THE WORLD HERITAGE LIST

3.a. Criteria under which inscription is proposed

From the World Heritage criteria listed below, identify each criterion that you believe applies to your property and briefly state why you believe each criterion you have selected is applicable.

To be included on the World Heritage List, a site must be of outstanding universal value and meet at least one of these ten selection criteria in a global context:

- i. represent a masterpiece of human creative genius;*

 X This criterion applies to the property I am proposing

Reason: Although Charles and Henry Greene were unique artists, the architectural concepts embodied by The Gamble House fit meaningfully into the stream of ideas and aesthetics which flowed through Europe and the new world in the nineteenth and twentieth centuries. Among those are the appreciation for and appropriate use of natural materials, the expression of function in the usage and relationship of materials and elements, the liberation of space and organization of living activities, and the relationship of houses and the spaces within them to the land and landscapes around them.

- ii. *exhibit an important interchange of human values, over a span of time or within a cultural area of the world, on developments in architecture or technology, monumental arts, town-planning or landscape design;*

_____ This criterion applies to the property I am proposing

Reason: _____

- iii. *bear a unique or at least exceptional testimony to a cultural tradition or to a civilization which is living or which has disappeared;*

_____ This criterion applies to the property I am proposing

Reason: _____

- iv. *be an outstanding example of a type of building, architectural or technological ensemble or landscape which illustrates (a) significant stage(s) in human history;*

 X This criterion applies to the property I am proposing

Reason: The Gamble House represents a high-water mark of the “craftsman” architectural idiom which spread through neighborhoods across the country, and especially in California, from the turn of the twentieth century through about 1920. An exceptionally high level of creative design and careful craftsmanship were consciously brought to bear on a broad range of carefully selected materials—including many types of exotic and domestic woods, iridescent leaded art glass, varied examples of masonry, and other materials—to produce a work of enduring artistic beauty. The architecture of The Gamble House is especially distinctive and significant for its straightforward, unadorned expression of these materials, and for its open arrangement of living spaces with numerous links to sleeping porches and terraces to take maximum advantage of the mild climate of the region. Indeed, The Gamble House is recognized as an essential expression of Southern California life.

- v. *be an outstanding example of a traditional human settlement, land-use, or sea-use which is representative of a culture (or cultures), or human interaction with the environment especially when it has become vulnerable under the impact of irreversible change;*

_____ This criterion applies to the property I am proposing

Reason: _____

- vi. *be directly or tangibly associated with events or living traditions, with ideas, or with beliefs, with artistic and literary works of outstanding universal significance. (The Committee considers that this criterion should preferably be used in conjunction with other criteria);*

_____ This criterion applies to the property I am proposing

Reason: _____

- vii. *contain superlative natural phenomena or areas of exceptional natural beauty and aesthetic importance;*

_____ This criterion applies to the property I am proposing

Reason: _____

- viii. *be outstanding examples representing major stages of earth's history, including the record of life, significant on-going geological processes in the development of landforms, or significant geomorphic or physiographic features;*

_____ This criterion applies to the property I am proposing

Reason: _____

- ix. *be outstanding examples representing significant on-going ecological and biological processes in the evolution and development of terrestrial, fresh water, coastal and marine ecosystems and communities of plants and animals;*

_____ This criterion applies to the property I am proposing

Reason: _____

- x. *contain the most important and significant natural habitats for in-situ conservation of biological diversity, including those containing threatened species of outstanding universal value from the point of view of science or conservation.*

_____ This criterion applies to the property I am proposing

Reason: _____

3.b. Proposed statement of outstanding universal value

Cultural property

The Gamble House uniquely represents the zenith of the American Arts and Crafts movement, a time one hundred years ago when outstanding design shared prestige equally with craftsmanship, which together stimulated artist and patron alike to create domestic architecture of the highest order. Since that time, students, architects and historians, have made a pilgrimage to 4 Westmoreland Place to witness the irresistible beauty of the art and craft, combined by Charles and Henry Greene.

3.c. Comparison of proposed property to similar or related properties (including state of preservation of similar properties)

In Arts and Crafts Movement in Europe and America, 1880-1920: Design for the Modern World (LACMA, 2005), Wendy Kaplan describes the international context that is relevant to The Gamble House:

The Arts and Crafts movement was truly international; its most significant manifestations were in the United Kingdom, continental Europe, and the United States. A group of reformers, passionately committed to correcting the ills they saw in an increasingly industrial and urban society, chose the arts as their medium.

As the most industrialized country in the Western world, Britain made the first efforts to counter the malevolent aspects of mass production—the cost in human creativity and quality of life. John Ruskin, William Morris, and their followers championed the moral and spiritual uplift they believed would come from a return to handmade objects. The movement’s leaders also promoted the improvement of working conditions, the integration of art into everyday life, the unity of all the arts, and an aesthetic resulting from the use of indigenous materials and native traditions. They considered objects made with these intentions to be morally superior and to have the power to change people’s lives—convictions that still profoundly influence the way we judge good design today.

The Arts and Crafts movement offered a variety of responses to the challenges of modernity, and by 1900 it had spread throughout Europe and North America. The exhibition begins with an examination of how the British movement was introduced and disseminated in other countries through international exhibitions, periodicals, and travel (designers from all the countries where the Arts and Crafts flourished went abroad to promote their work and learn from each other). The sections that follow are devoted to design in the most representative countries—England, Scotland, Ireland, Germany, Austria, Hungary, Scandinavia, Belgium, and the United States—demonstrating how Arts and Crafts ideals were transformed by each nation’s specific economic, cultural, and political conditions.

C. R. Ashbee (London, 1863-1942), a leader of the Arts and Crafts movement in the United Kingdom, visited Southern California in 1909, the year that the Gamble House and its Garage were completed. He writes “I think C. Sumner Green’s work beautiful; among the best there is in this country.” “...his workshops..[make], without exception, the best and most characteristic furniture I have seen in this

country...[with] a supreme feeling for the material, quite up to the best of our English craftsmanship (quoted in American Arts & Crafts, Virtue in Design, Leslie Green Bowman, LACMA, 1990).

The Gamble House is finest and most authentic example of the work of Charles and Henry Greene, recognized as nationally significant, and recognized, both for its architecture and furniture, by a leading British forebearer as early as 1909. It stands along side such European houses as William Morris's Kelmscott Manor as representative of a social movement that overtook the arts and architecture of Europe and North America at the end of the 19th and beginning of the 20th centuries.

3.d. Integrity and/or Authenticity

Explanation: As with a site's international significance, the clear intent of this requirement is that a World Heritage Site's authenticity or integrity must rise to a superlative level. Thus, for example, it is quite important to understand that reconstructions of historic structures or sites or largely restored ecosystems will usually be disqualified from inscription in the World Heritage List.

Cultural property

Authenticity: Does the property retain its original design, materials, workmanship and setting?

YES: X NO:

Comment: The Gamble House is remarkable for its high level of integrity, relative to the works of Charles and Henry Greene, and significant buildings everywhere. The Gamble Family gave the house to the City of Pasadena in the 1960s. The house was never altered by the family except for painting the exterior wood shakes, and even then other wood trims were not painted. The interior furniture and fixtures designed by the architects for the house were for the most part received, intact, with the house; therefore, this unified expression of art and architecture is intact as a totally designed living environment. Subsequent treatments have conserved rather than replaced original materials. In addition to a high level of integrity at the house and garage buildings, the site substantially retains its original boundaries, original yards and open spaces, and landscape configuration. The neighborhood's character remains, including houses from the same era adjacent to the north and south sides and maturely landscaped streets.

Integrity: Do the authentic material and spatial evidence inside the proposed boundaries remain in sufficient quantity to convey the full significance of the site? To tell the full story of why the site is outstanding? Is the integrity weakened by the intrusion of

discordant and/or abundant elements or buildings that are unrelated to the significance and detract from the visual unity of the place?

YES: X NO:

Comment: The original spaces and features are intact and in good to excellent condition. There are no intrusive additions or new features in the building or on the site.

Note that there can be authenticity without integrity, as in a highly eroded archaeological ruin. There can also be authenticity with full integrity of materials, but seriously undermined by the overwhelming presence of newer or inappropriate elements.

How do authenticity and integrity compare for this property?

The Gamble House retains very high levels of authenticity and integrity. The building features are almost entirely original materials, they constitute substantially all of the original construction which remains intact, and those original features are well conserved.

Repairs: If repairs have been made, were they carried out using traditional materials and methods? If yes, please discuss. If not, please explain the methods used and why.

YES: X NO:

Comment: The roof membranes have been replaced several times, wood rot has been repaired where found on existing features (without replacing whole features), and Approximately 12 individual split wood shakes were replaced on the exterior of the building. Traditional materials (in-kind replacement) were used, along with traditional carpentry skills. However, contemporary, reversible and retreatable methods, such as permeable epoxy fillers and protective clear coatings endorsed by the Wood Products Laboratory were also used.

4. STATE OF PRESERVATION AND FACTORS AFFECTING THE PROPERTY

4.a. Present state of preservation of the property

Cultural property

What is the present state of preservation of the property (including its physical condition and preservation measures in place)?

The present state of preservation is excellent. The property was inherited in good condition, has been well maintained since the 1960s, and underwent a major exterior conservation project that was completed in 2004. Refer to exterior and interior photographs that are included with this application.

Are there any recent or forthcoming planned major repair projects? Are there any major repairs needed to buildings or structures that have not been planned or financed? Are there data on species trends or the integrity of ecosystems and are there any on-going or planned interventions to restore natural conditions (e.g., to restore altered topography or manage invasive species and/or restore native ones)?

YES: X NO:

Comment: A major exterior conservation project was completed in 2004. There are no major repairs needed at this time.

4b. Factors affecting the property

If there are known factors likely to affect or threaten the outstanding universal values of the property or there any difficulties that may be encountered in addressing such problems through measures taken, or proposed to be taken, please use the following is a checklist to help in identifying factors.

(i) Development Pressures (e.g., encroachment, modification, agriculture, mining)

Are there development pressures affecting the property? Or major changes in traditional land use? Or demographic shifts, especially in sites still in the hands of the descendants of their creators, or, for example, traditional ethnic communities.

YES: _____ NO: X

Comment: _____

(ii) *Environnemental pressures (e.g., pollution, climate change, desertification)*

Are there major sources of environmental deterioration currently affecting the property?

YES: _____ NO: X

Comment: _____

(iii) Natural disasters and risk preparedness (earthquakes, floods, fires, etc.)

Are natural disasters likely to present a foreseeable threat to the property? If so, are there available background data (e.g., for a property in a seismic zone, give details of past seismic activity, or the precise location of the property in relation to the seismic zone, etc.)

YES: X NO:

Comment: The Gamble House site is located in a highly seismic zone, Southern California, that is expected to experience a major tremor from the San Andreas Fault and many known faults in the region. The house has experienced minor plaster damage during events in recent decades.

Are there contingency plans for dealing with disasters, whether by physical protection measures or staff training?

YES: X NO:

Comment: The Gamble House Conservation Project completed in 2004 included substantial seismic strengthening as the first priority work, subsequent to a structural analysis by an engineer specializing in historic structures. Among the recommendations of the Historic Structure Report/Management Plan that have augmented pre-existing policies are personnel response planning, training with local emergency response agencies, and storage of emergency protection supplies on site.

(iv) *Visitor/tourism pressures*

If the property is open to visitors, is there an established or estimated "carrying capacity" of the property? Can it absorb or mitigate the current or an increased number of visitors without significant adverse effects?

YES: X NO:

Comment: By policy, there are a limited number of tours available, with a limited number of individuals per tour. Because of the fragility of wood floors and wall trim, and the incremental effects of each visit, there is no plan to increase access. Limiting the number of people per tour is also necessary for safety (narrow residential stairways; emergency egress limitations), and for security (careful monitoring of each individual).

(v) Other

Are there any other risks or threats that could jeopardize the property's Outstanding Universal Values?

YES: _____ NO: X

Comment: _____

5. PROTECTION AND MANAGEMENT

5.a. Ownership

Provide the name(s) and addresses of all owners:

City of Pasadena
City Hall, Room 237
100 North Garfield Avenue
Pasadena, California 91109

If any of these owners are corporations or other nongovernmental entities, identify which are public and which private. Identify any traditional or customary owners.

Public organization owners: Not applicable.

Private organization owners: Not applicable.

Traditional or customary owners: Not applicable.

If there are any other authorities with legal responsibility for managing the property, provide their names and addresses:

School of Architecture
204 Watt Hall, mc 2019
University of Southern California
Los Angeles, California, 90089

Are there any restrictions on public access to the property?

YES: X NO:

Comment: As noted above, the site is always open for view from the exterior, but the buildings are open for public tours, at a ticketed price of \$10.00 US from Thursday–Sunday from 12 p.m.–3 p.m. In addition, free tours for school children are offered on a regular basis, and the site is made available for many special public events.

5.b. Protective designations

What are the principal existing (and pending) legal measures of protection that apply to the property?

List of measures:

California Environmental Quality Act (CEQA)

National Historic Landmark Program

National Register of Historic Places Program

California Register of Historical Resources

City of Pasadena Designated Landmark

City of Pasadena Designated Contributor to Bungalow Heaven Landmark District The Gamble House was added to the Bungalow Heaven Landmark District in 1989.

City of Pasadena Designated Contributor to North Pasadena Heights Landmark District The Gamble House was added to the North Pasadena Heights Landmark District in 2006

City of Pasadena Zoning Code 17.62.090 - Alteration, Demolition, or Relocation of a Historic Resource

City of Pasadena. Municipal Code Title 2, Article III, Chapter 2.75.200 Demolition, relocation or alteration of designated landmarks, and the works of Greene and Greene.

City of Pasadena General Plan Section 3.7 Cultural Resources

Give the title and date of legal instruments and briefly summarize their main provisions. Provide the year of designation and the legislative act(s) under which the status is provided.

Titles, dates, and brief summaries of legal instruments:

California Environmental Quality Act (CEQA), adopted in 1970 and most recently revised in 1998, mandates that the potential impacts of a project on historical resources must be considered. The purpose of CEQA is to evaluate whether a proposed project may have an adverse effect on the environment and, if so, if that effect can be reduced or eliminated by pursuing an alternative course of action or through mitigation measures. The Gamble House qualifies as a historic resource under this state environmental protection law.

National Historic Landmark National Historic Landmarks (NHLs) are cultural properties designated by the Secretary of the Interior as being nationally significant. Acknowledged

as among the nation's most significant historic places, these buildings, sites, districts, structures, and objects possess exceptional value or quality in illustrating or interpreting the heritage of the United States in history, architecture, archeology, engineering, and culture. NHL designation is an official recognition by the federal government of the national significance of the historic properties. The Gamble House was designated a NHL in 1977.

National Register of Historic Places The National Register of Historic Places is "an authoritative guide to be used by federal, state, and local governments, private groups, and citizens to identify the nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment. The Gamble House was added to the National Register in 1971.

California Register of Historical Resources The criteria for eligibility for listing in the California Register are based upon National Register criteria. The California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The Gamble House was added to the California Register in 1971.

City of Pasadena Designated Landmark The Gamble House was designated a City Landmark in 1971

City of Pasadena Designated Contributor to Bungalow Heaven Landmark District The Gamble House was added to the Bungalow Heaven Landmark District in 1989.

City of Pasadena Designated Contributor to North Pasadena Heights Landmark District The Gamble House was added to the North Pasadena Heights Landmark District in 2006

City of Pasadena Zoning Code 17.62.090 - Alteration, Demolition, or Relocation of a Historic Resource

City of Pasadena. Municipal Code Title 2, Article III, Chapter 2.75.200 Demolition, relocation or alteration of designated landmarks, and the works of Greene and Greene. This ordinance protects the interior features of the works of Charles and Henry Greene, unlike the City Landmark ordinance.

City of Pasadena General Plan Section 3.7 Cultural Resources

Are the protections in perpetuity or are there potential gaps in the protection?

YES: X NO:

Comment:

The gift agreement among the Gamble House family, City of Pasadena, and the University of Southern California is in perpetuity. The local and state legal protections

are permanent, but any legislation can be altered. The multiplicity of public and private law that currently applies indicates a high level of protection, such that if one were to fail, the property would still be safe from demolition or alteration.

Are there any traditional ways in which custom safeguards the property?

YES: _____ NO: X

Comment: _____

5.c. Means of implementing protective measures

Will the owner(s) be responsible for ensuring that the nominated property will be protected in perpetuity, whether by traditional and/or statutory agencies? If no, identify who will be responsible.

YES: X NO: _____

Responsible entity other than the owner: In addition to the City of Pasadena, The Gamble House, USC, organization, which is a part of the School of Architecture of the University of Southern California, maintains and operated the property as a historic house museum and educational site.

What is the adequacy of resources available for this purpose? Please briefly explain your reasoning.

The Gamble House, USC, has effectively maintained and operated the property at a high level of security and conservation for more than four decades. In addition to the resources of the University of Southern California and the City of Pasadena, the Gamble House organization has largely funded, through operations, grants, and gifts, all maintenance and conservation. A recently completed project, described below, was fully prefunded through approximately \$4 million US in grants and gifts. A dedicated maintenance endowment fund has been established by a gift from heirs of David and Mary Gamble. Another Gamble heir endowed a lecture series. Support organizations such as the Friends of the Gamble House and the Docents Council have been established to provide substantial financial and in-kind support. The facilities maintenance and educational operations of the Gamble House continue to be well supported through all of these efforts.

5.d. Existing plans related to municipality and region in which the proposed property is located (e.g., regional or local plan, conservation plan, tourism development plan)

None.

5.e. Property management plan or other management system

Is there a formal management plan or other management system for the property? If yes, when was it last updated? If not, is one in preparation and when will it be completed? (*It is not necessary to provide copies, but a summary can be included if one is available.*)

YES: X NO:

Comment: The Gamble House Historic Structure Report was completed in the year 2000 with funds from The Gamble House, USC, and substantial support from the Getty Grant Program (now the "Getty Foundation"). This document has two incarnations: 1) a hard copy bound report, and 2) an inter-relational database on a desktop computer that provides searchable conditions information and treatment recommendations. The computer-resident document is titled the "Gamble House Management Plan." Treatment recommendations range from daily housekeeping routines to Master Plan goals. The City of Pasadena is currently seeking grant funds for the preparation of a Cultural Landscape Report for the site.

Is this management plan or other management system being effectively implemented?

YES: X NO:

Comment: The Gamble House, USC, has taken substantial actions in the implementation of the recommendations of the Historic Structure Report/Management Plan, including the following:

- Removing all cooking activities by student scholars who live on the property from the historic kitchen to a ventilated basement area with automatic fire suppression system
- Removing administrative office activities from historic family bedroom spaces to basement spaces and an off-site location
- Completion in 2004 of an exterior conservation project, costing approximately \$4 million US that included re-roofing, treatment of fungal infestation in rafter tails, structural improvements for seismic damage risk reduction, renewal and stabilization of all wood finishes, particularly split wood shake surfaces, and excavation for installation of a basement foundation moisture-proofing and subgrade drainage system. In addition to many private gifts, the work was funded by the Getty Foundations, Save America's Treasures, a California State Grant, the Parsons Foundation, and the Ahmanson Foundation.

- Better enforcement of limits on the size of regular tour groups in order to both reduce physical impacts and improve security.

6. MONITORING

Because monitoring the condition of a property is not essential to a decision as to whether a property meets the basic qualifications for nomination to the World Heritage List, no information about the property's monitoring program is being requested at this time. If the property is subsequently added to the U.S. Tentative List, a set of key indicators for assessing the property's condition, the arrangements for monitoring it, and information on the results of past monitoring exercises will be required to complete the nomination of the property for inscription on the World Heritage List.

7. DOCUMENTATION

7.a Photographs, slides, and other audiovisual materials

If recent images (prints, slides and/or, where possible, electronically formatted images, videos and aerial photographs) are available that give a good general picture of the property, please provide a few photographs and/or slides. If available, film/video, or electronic images may also be provided. They should give a good general picture of the property and illustrate the qualities/features that you believe justify the nomination of the property to the World Heritage List. (Ten views or so should be adequate for all but the most complicated properties.)

Please label the images you supply and provide a separate list of them here, including the photographer's name. Please do not include any copyrighted images or other images to which you do not possess the rights or do not have permission.

Images being supplied and names of their authors:

Note: Photographs and video are being transmitted via Federal Express under separate cover.

1. Photographer: Alexander Vertikoff
Description: North Elevation
View: Southeast
2. Photographer: Alexander Vertikoff
Description: Primary (East) Elevation
View: North
3. Photographer: Alexander Vertikoff

- Description: Shake and Trim Palette after Conservation Primary (East)
Elevation
View: Northwest
4. Photographer: Alexander Vertikoff
Description: Garden façade after Conservation North and West Elevations
View: Southeast
5. Photographer: Historic Resources Group, LLC
Description: South Elevation Garage
View: Northeast
6. Photographer: Historic Resources Group, LLC
Description: Hall 1st Floor Main entrance
View: East
7. Photographer: Historic Resources Group, LLC
Description: Stair 1st Floor
View: West
8. Photographer: Historic Resources Group, LLC
Description: Living Room East Wall 1st floor
View: Northeast
9. Photographer: Historic Resources Group, LLC
Description: Corridor 2nd Floor West End
View: South
10. Producer: Wilkman Productions, Inc.
Description: Video on DVD:
“With Heart and Hand, The Restoration of the Gamble House”
-

8. CONTACT INFORMATION

8a. Preparer/Responsible Party for Contact:

Name: Historic Resources Group, LLC,
Attn.: Peyton Hall, FAIA

Title: Principal; Historic Architect

Address: 1728 Whitley Avenue

City, State/Territory, Zip Code: Hollywood, California, 90028-4809, USA

Telephone: (323) 469-2349, extension 12

Cellular phone: (213) 445-5557

Preferred Days/Hours for Contact: Monday-Friday, 9 am – 5:30 pm.

Fax: (323) 469-0491

E-mail and/or website: peyton@historicla.com

8.b. Responsible Official or Local Institution/Agency

If different from the preparer above, provide the same information for the agency, museum, institution, community or manager locally responsible for the management of the property. In the case of public property, identify both the responsible official and the agency. If the normal reporting institution is a national agency, please also provide that contact information.

Name: The Gamble House, USC
Attn.: Edward R. Bosley

Title: James N. Gamble Director

Address: 4 Westmorland Place

City, State/Territory, Zip Code: Pasadena, California, 91103, USA

Telephone: (626) 793-3334 x26

Cellular phone: Not available.

Fax: (626) 577-7547

E-mail and/or website: bosley@usc.edu

9. Signatures of All Owners of Private Properties or Authorizing Officials for Public Properties:

Refer to the attached letter from Bill Bogaard, Mayor of the City of Pasadena, dated March 28, 2007; wet signature can be provided on this document if required.

Signature

Bill Bogaard

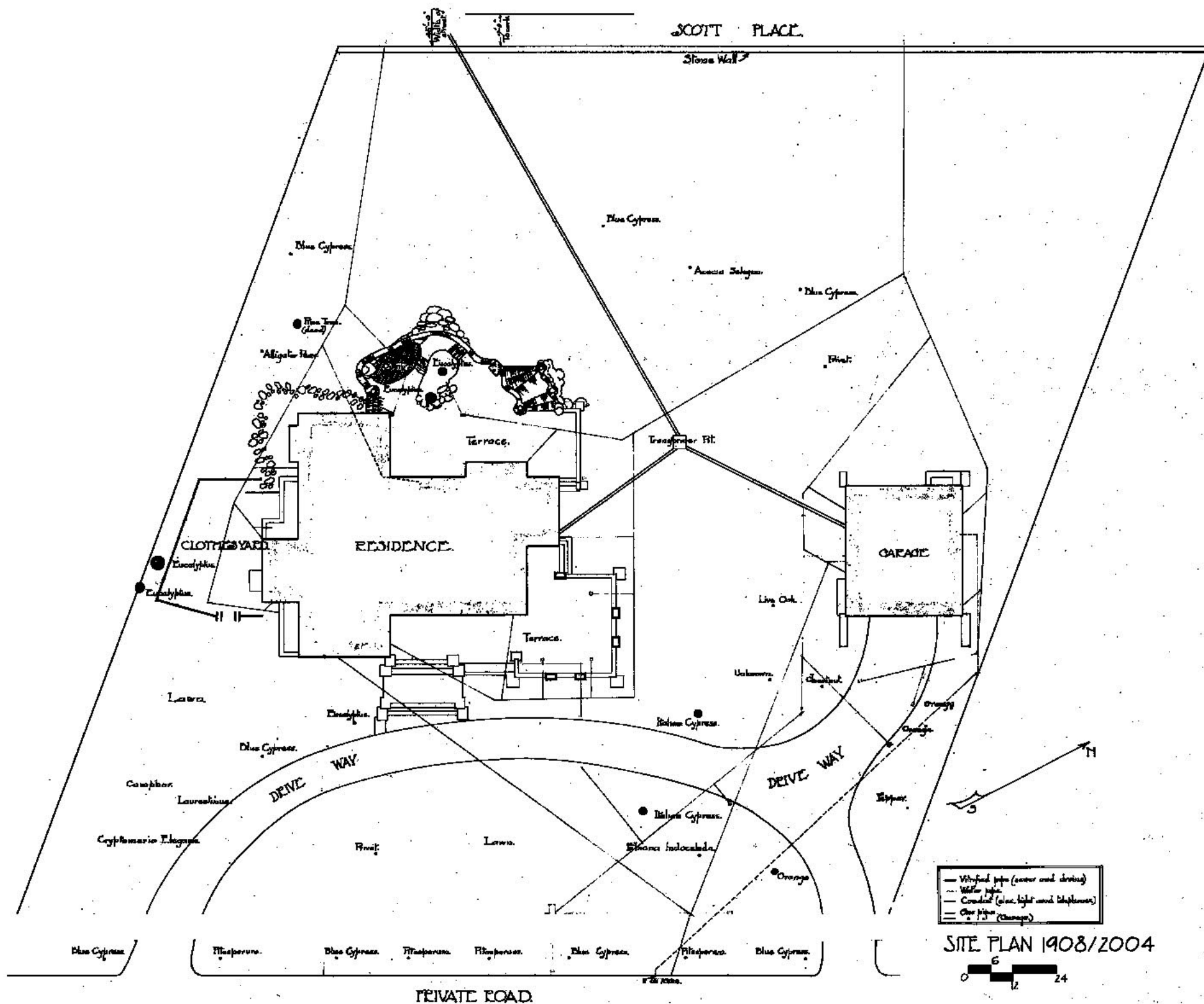
Typed or Printed Name

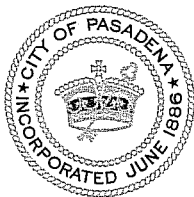
Mayor, City of Pasadena

Title

March 28, 2007

Date





OFFICE OF THE MAYOR

March 28, 2007

U.S. World Heritage Tentative List Project
Office of International Affairs (0050)
1201 Eye Street, NW, Ste. 550A
U. S. National Park Service
Washington, DC 20240

RE: Support of Nomination of
THE GAMBLE HOUSE, PASADENA, CALIFORNIA
to the U. S. World Heritage Tentative List Project

To Whom It May Concern:

I am pleased to recommend that the Gamble House be nominated to the World Heritage Tentative List. The Gamble House not only symbolizes the unique architectural quality of this city, but is a leading educational institution available to local school children, University of Southern California architecture students, and Arts and Crafts pilgrims from all over the world. This National Historic Landmark site is owned by the City of Pasadena and jointly maintained by the University of Southern California.

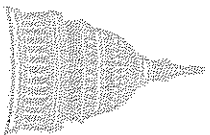
We are proud to share stewardship of this treasure with The Gamble House organization. Edward R. Bosley, Director, brings the highest possible standards of research and methodology to the task of maintaining and presenting a fragile resource for future generations. It is a privilege for me to attend oversight committee meetings.

The Gamble House organization is a rare and fortunate joining of history, art, architecture, education, and ultimate commitment to the Ultimate Bungalow. It is a site and program that deserves international recognition.

Sincerely,

BILL BOGAARD
Mayor

BB:jls



ADAM B. SCHIFF
Member of Congress

March 28, 2007

U.S. World Heritage Tentative List Project
Office of International Affairs (0050)
1201 Eye Street, NW, Suite 550A
U.S. National Park Service
Washington, DC 20240


Dear Selection Committee Members:

I would like to offer my recommendation that the Gamble House, located in Pasadena, California, be nominated for the World Heritage Tentative List. The Gamble House symbolizes the unique architectural quality of California, and is also a leading educational institution that is available to local school children, architectural students at the University of Southern California, and Arts and Crafts pilgrims from all over the world. This National Historic Landmark site is owned by the City of Pasadena and jointly maintained by the University of Southern California.

We proudly support the stewardship of this treasure and commend Director Edward R. Bosley for his dedication to bring the highest possible standards of research and methodology to the task of maintaining and presenting a fragile resource for future generations.

Once again, I would like to offer my support and recommend that the Gamble House be recognized internationally for its noteworthy amalgamation of history, art, architecture, education, and commitment to the Ultimate Bungalow.

Sincerely,


ADAM B. SCHIFF
Member of Congress

